172.0	0004	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	638,700 /	638,700
USE VALUE:	638,700 /	638,700
ASSESSED:	638,700 /	638,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		INVERNESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARKIN MARK J/MAUREEN O
Owner 2:	
Owner 3:	
Street 1:	31 INVERNESS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LITTLE WILLIAM S-EUNICE A -
Owner 2:	-
Street 1:	31 INVERNESS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .075 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Vinyl Exterior and 1212 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3254.000	276,400		362,300	638,700
Total Card	0.075	276,400		362,300	638,700
Total Parcel	0.075	276,400		362,300	638,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 526.98 | /Parcel: 526.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
113969			10/12/18

!13314!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 172.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	276,400	0	3,254.	362,300	638,700		Year end	12/23/2021
2021	101	FV	268,700	0	3,254.	362,300	631,000		Year End Roll	12/10/2020
2020	101	FV	268,800	0	3,254.	362,300	631,100	631,100	Year End Roll	12/18/2019
2019	101	FV	224,300	0	3,254.	357,200	581,500	581,500	Year End Roll	1/3/2019
2018	101	FV	224,300	0	3,254.	274,300	498,600	498,600	Year End Roll	12/20/2017
2017	101	FV	224,300	0	3,254.	258,800	483,100	483,100	Year End Roll	1/3/2017
2016	101	FV	224,300	0	3,254.	238,100	462,400	462,400	Year End	1/4/2016
2015	101	FV	219,000	0	3,254.	222,600	441,600	441,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:43:50

LAST REV

Date	Time
08/24/21	08:47:11

danam

USER DEFINED

Prior Id # 1:	113969
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13314

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LITTLE WILLIAM	53127-593		7/1/2009		421,000	No	No		
	9211-410		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2021	868	Siding	43,750	C				
10/12/2016	1236	Porch	26,400	C				REPLACE FRONT PORC
6/10/2014	634	Redo Bat	14,000					
6/13/2005	482	Add Bath	50,000			G7	GR FY07	add a porch w/stai

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	HS	Hanne S
6/26/2014	Info Fm Prmt	PC	PHIL C
10/23/2008	Meas/Inspect	345	PATRIOT
2/1/2000	Inspected	276	PATRIOT
12/9/1999	Measured	256	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3254		Sq. Ft.	Site		0	70.	1.59	6									362,334						362,300	

Total AC/HA:	0.07470	Total SF/SM:	3254	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	362,334	Spl Credit		Total:	362,300

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	4 - Carpet	
Sec Floors:	5 - Lino/Vinyl	20 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	1	
% Heated:	100 % AC:	
Solar HW:	NO Central Vac:	NO
% Com Wal	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97617966
Adj $ / SQ:	171.320
Other Features:	87550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339603
Depreciation:	63166
Depreciated Total:	276437

COMMENTS

OF=BMT SINK FP=DECORATION HEARTH
ONLY-NO FLU.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 6	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

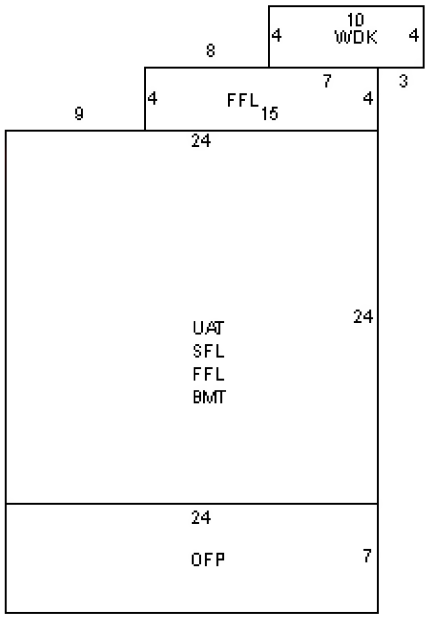
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.32
Special Features:	0	Val/Su Net:	129.16
Final Total:	276400	Val/Su SzAd	228.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	636	171.320	108,959
BMT	Basement	576	51.400	29,604
SFL	Second Floor	576	171.320	98,680
OFP	Open Porch	168	25.690	4,317
UAT	Upper Attic	144	68.530	9,868
WDK	Deck	40	15.620	625

Net Sketched Area:	2,140			Total:	252,053
Size Ad	1212	Gross Area	2572	FinArea	1212

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	